

COMMITTEE AMENDMENT FORM

DATE: 08/16/ 06

COMMITTEE ZONING

PAGE NUM. (S)

ORDINANCE I. D. #06-O-1052

SECTION (S)

RESOLUTION I. D. #06-R-

PARA.

AMENDS THE LEGISLATION BY ADDING FOUR (4) CONDITIONS.

AMENDMENT DONE BY COUNCIL STAFF 8/16/06

City Council
Atlanta, Georgia

06-O-1052

Z-06-59

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **570, 566, 594, 602, 598 Western Avenue, N.W. and 617, 603, 565, 561 Jones Avenue, N.W.** be changed from the I-1 (Light Industrial) District to the R-4B-C (Single-family Residential-Conditional) District, to wit:

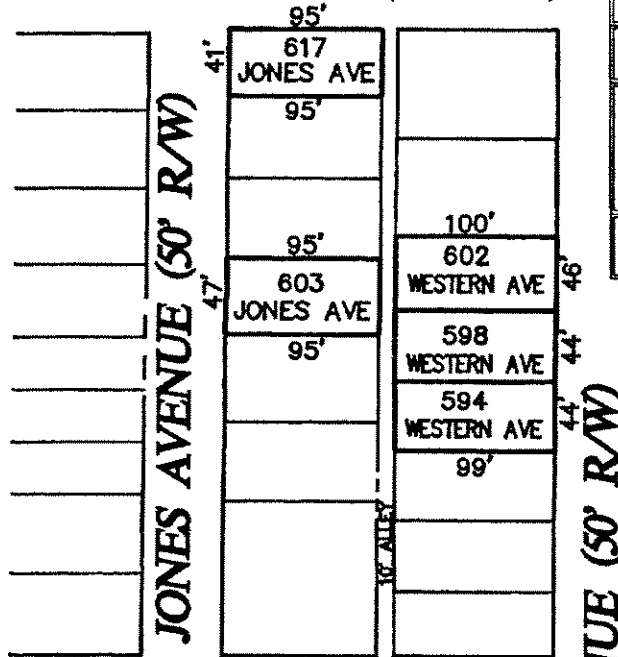
ALL THAT TRACT or parcel of land lying and being Land Lot 82, 14th District, Dekalb County, Georgia, being more particularly described by the attached legal description and/or boundary map.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

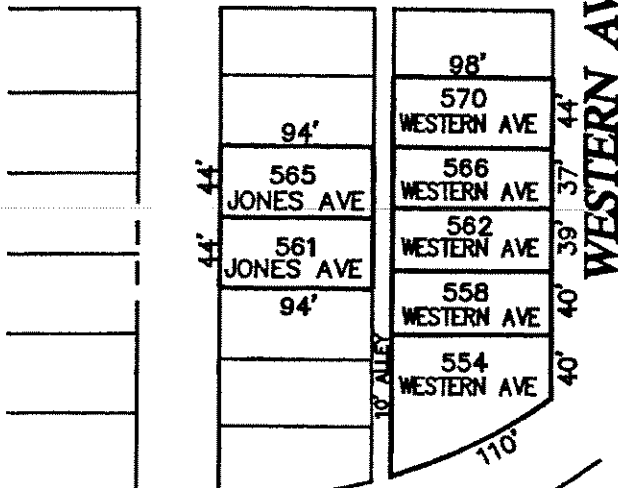
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

VINES STREET (30' R/W)



WALNUT STREET (50' R/W)



MAPLE STREET (50' R/W)



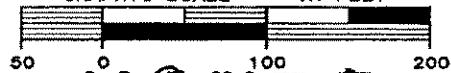
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INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE
USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF
UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE
INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE
ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS
CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE
SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY
OF THIS INFORMATION.
ZONING: H INDUSTRIAL CITY ZONE
THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSIONS
REGARDING THE ZONING DESIGNATION SHOWN HEREON. THIS INFORMATION
IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM FULTON COUNTY
RECORDS ON MARCH 2, 2008.

ZONING EXHIBIT FOR:
JLW HOMES

LAND LOT 82
14TH DISTRICT
FULTON COUNTY
GEORGIA

APRIL 14, 2008 / SCALE: 1"=100'

GRAPHIC SCALE — IN FEET



CONSULTANTS, ENGINEERS, SURVEYORS
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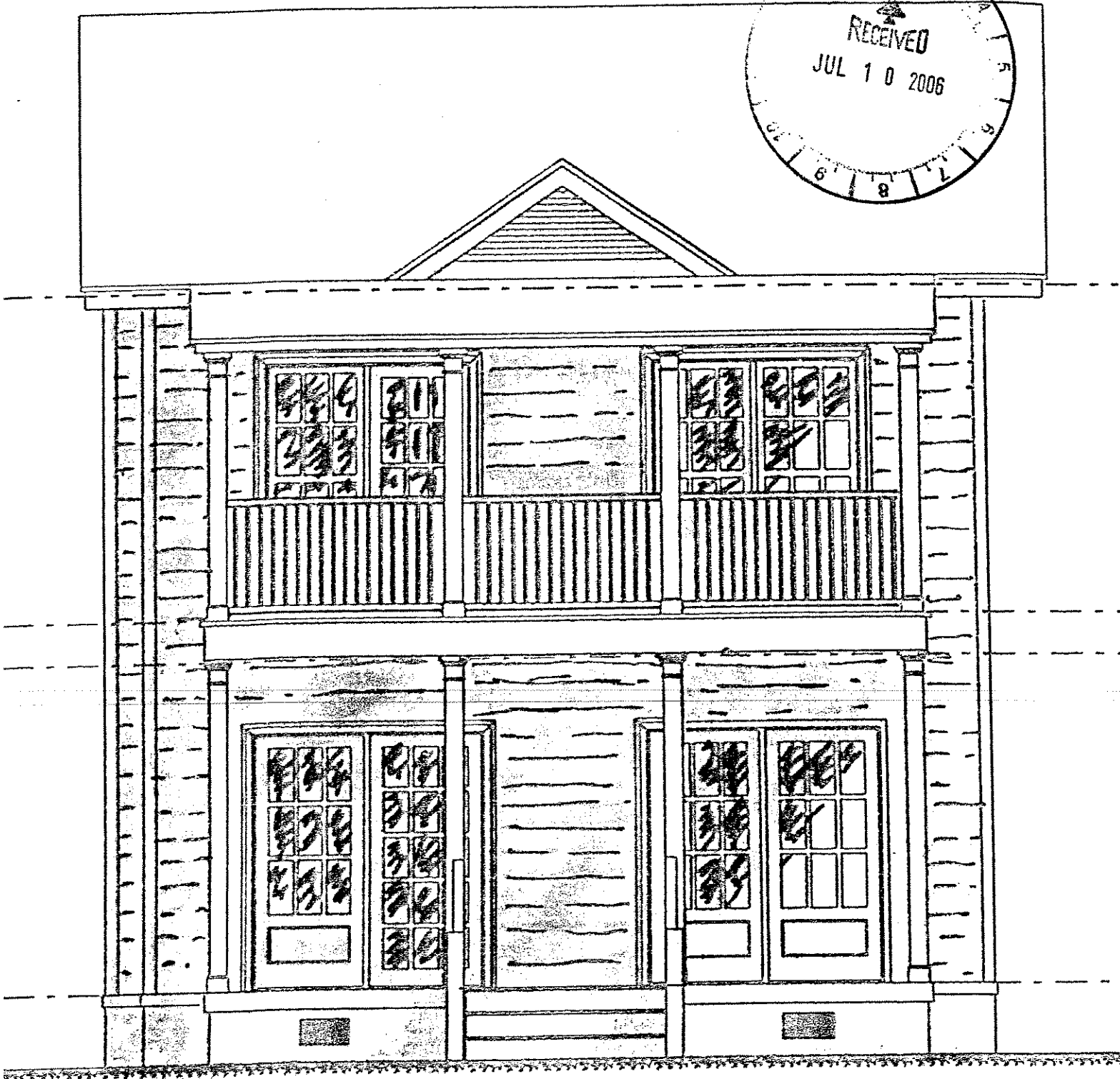
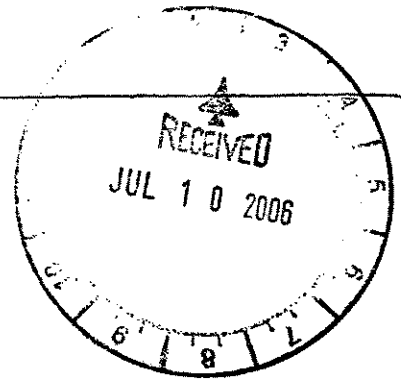
2008 BY JEA CHD BY JEA JE-1-08-025 CE-00025007 FR-100-A-0002

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Conditions for Z-06-59

570, 566, 594, 602, 598 Western Avenue and 561, 565, 617 and 603 Jones Avenue, N.W.

1. Design of homes shall be similar to the renderings entitled "Scheme 'A' elevation Option, 1, 2 and 3" marked received by the Bureau of Planning July 10, 2006
2. Foundations of each house shall be brick veneer
3. Chimneys shall be brick veneer and no hanging chimneys shall be permitted
4. Finishing materials shall be hardy plank, brick, stucco and stacked stone with a maximum of 2 materials per house, brick and stucco or hardy plank and stacked stone



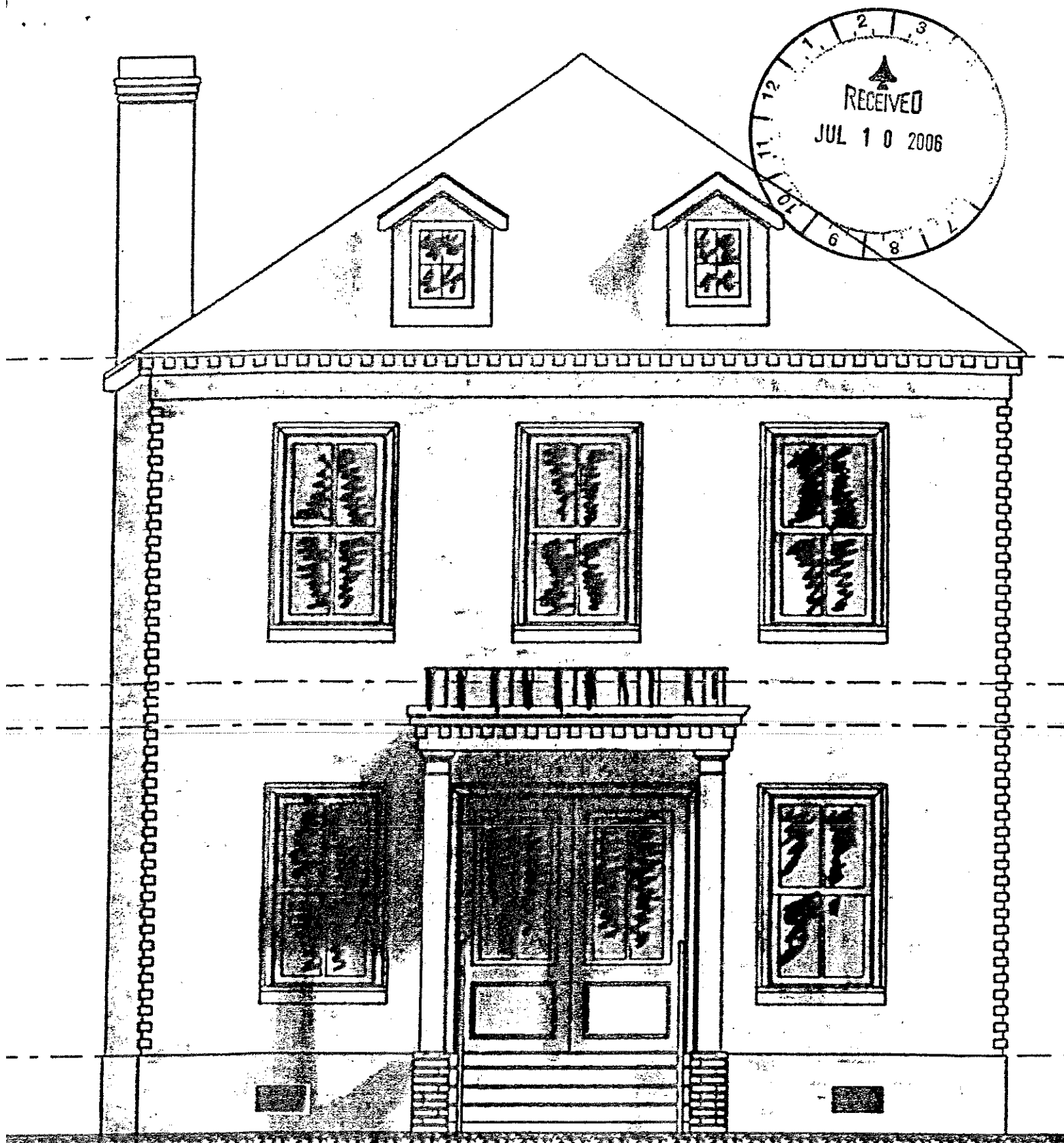
SCHEME "A" ELEVATION OPTION 1

SCALE: $\frac{1}{4}" = 1' - 0"$



SCHEME "A" ELEVATION OPTION 2

SCALE: $\frac{1}{4}" = 1' - 0"$



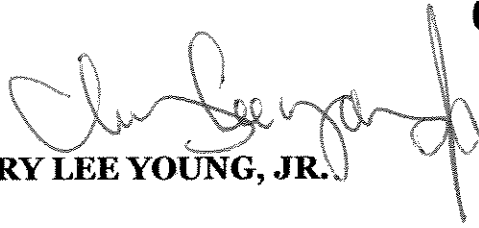
SCHEME "A" ELEVATION OPTION 3

SCALE: $\frac{1}{4}" = 1' - 0"$

06-O-1052

AN ORDINANCE

BY: COUNCILMEMBER IVORY LEE YOUNG, JR.

 2-06-59

AMENDING THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA AND THE MAPS ESTABLISHED IN CONNECTION THEREWITH BE CHANGED SO THAT THE FOLLOWING PROPERTY LOCATED AT 570, 566, 594, 602, 598 WESTERN AVENUE AND 561, 565, 617, AND 603 JONES AVENUE BE CHANGED FROM I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE R-4B (SINGLE FAMILY RESIDENTIAL) DISTRICT; AND FOR OTHER PURPOSES.

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **570, 566, 594, 602, 598 Western Avenue, N.W.** and **617, 603, 565, 561 Jones Avenue, N. W.** be changed from the I-1 (Light Industrial) District to R-4B (Single-family Residential) District, top wit:

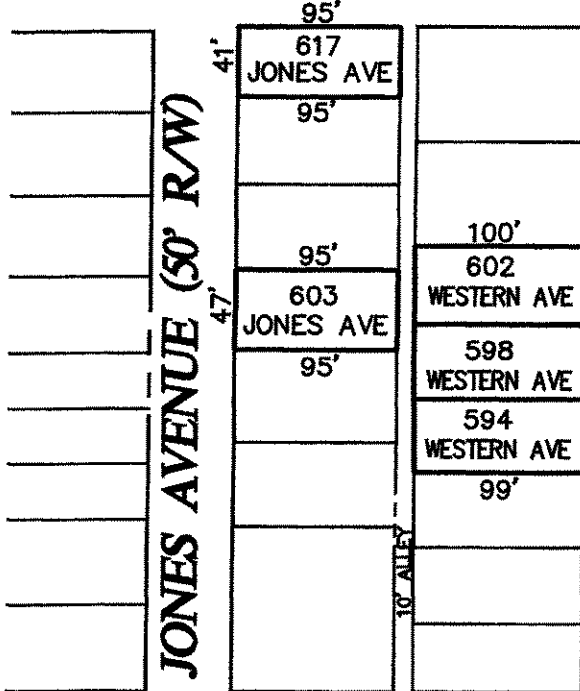
ALL THAT TRACT or Parcel of land lying and being Land Lot 82, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approve under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do no authorize the violation of any district regulations. District regulation variances can be approved only by application of the Board of Zoning Adjustment.

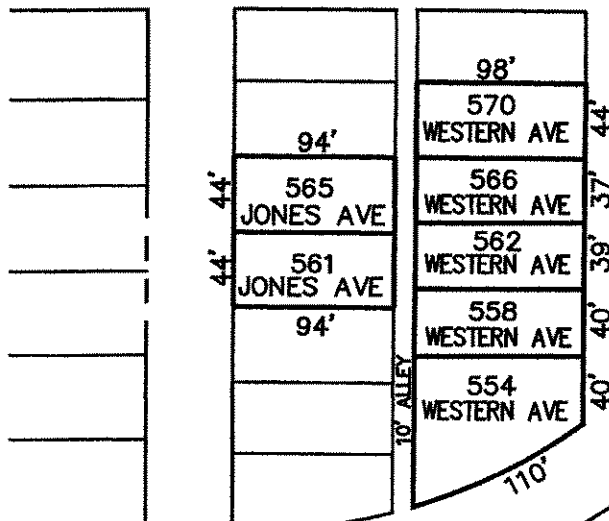
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

VINES STREET (30' R/W)



WALNUT STREET (50' R/W)



MAPLE STREET (50' R/W)



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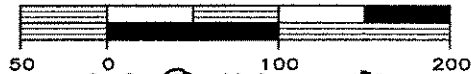
ZONING: INDUSTRIAL CITY ZONE
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ZONING EXHIBIT FOR:
JLW HOMES

LAND LOT 82
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FULTON COUNTY
GEORGIA

APRIL 14, 2006 / SCALE: 1"=100'

GRAPHIC SCALE - IN FEET



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DRWN BY: JDA CHD BY: JDA JK-1-06-0256 OK-060256BT PR-101-A-1692

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